

APPROVED

PLANNING COMMISSION SUBCOMMITTEE MINUTES

August 27, 2008

I. ROLL CALL

Present: Ali-Santosa, Ciardella, Mandal
Absent: None
Staff: Bejines and Hom

1. MINOR SITE DEVELOPMENT PERMIT NO. MS08-0013

Cindy Hom, Assistant Planner, presented a request for a one day outdoor event proposed on September 18, 2008 between the hours of 4:00 p.m. to 8:00 p.m. in the Avnet company parking lot located at 1820-1840 McCarthy Boulevard. Ms. Hom recommended approving Minor Site Development Permit No. MS08-0013 subject to the conditions of approval.

Motion to approve Minor Site Development Permit No. MS08-0013.

M/S: Ali-Santosa/Mandal

AYES: 2

NOES: 0

2. MINOR SITE DEVELOPMENT PERMIT NO. MS08-0004

Cindy Hom, Assistant Planner, presented a request to construct a 334 square foot attached patio enclosure over an existing concrete deck. The project site is located at 1506 Augusta Court. Ms. Hom recommended approving Minor Site Development Permit No. MS08-0004 subject to the conditions of approval.

Motion to approve Minor Site Development Permit No. MS08-0004.

M/S: Ali-Santosa/Mandal

AYES: 2

NOES: 0

II. ADJOURNMENT

This meeting was adjourned at 6:45 p.m.

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I. PLEDGE OF ALLEGIANCE

Vice Chair Mandal called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.

II. ROLL CALL/SEATING OF ALTERNATE

Present: Aslam Ali, Gunawan Ali-Santosa, Larry Ciardella, Alex Galang, Sudhir Mandal, Gurdev Sandhu and Noella Tabladillo
Absent: Cliff Williams
Staff: Bejines, Hom, Lindsay and Otake

III. PUBLIC FORUM

Vice Chair Mandal invited members of the audience to address the Commission on any topic not on the agenda, noting that no response is required from the staff or Commission, but that the Commission may choose to agendize the matter for a future meeting.

There were no speakers from the audience.

IV. APPROVAL OF MINUTES August 13, 2008

Vice Chair Mandal called for approval of the minutes of the Planning Commission meeting of August 13, 2008.

There were no changes to the minutes.

Motion to approve the minutes of August 13, 2008 as submitted.

M/S: Galang

AYES: 7

NOES: 0

V. ANNOUNCEMENTS

James Lindsay, Planning and Neighborhood Services Director provided the Commissioners a copy of the adopted Transit Area Specific plan which includes all of the changes by City Council at their June 3rd meeting. He also provided a copy of the Final and Draft impact reports for Landmark Tower project. The item is being continued this evening but will be coming up at the next meeting.

VI. CONFLICT OF INTEREST

Assistant City Attorney Bryan Otake asked if any member of the Commission has any personal or financial conflict of interest related to any of the items on tonight's agenda.

There were no Commissioners who identified a conflict of interest.

APPROVED

Planning Commission Minutes

August 27, 2008

**VII.
APPROVAL OF
AGENDA**

Vice Chair Mandal asked whether staff or the Commission have any changes to the Agenda.

There were no changes to the agenda.

Motion to approve the agenda.

M/S: Ali-Santosa/Sandhu

AYES: 7

NOES: 0

**VIII.
CONSENT CALENDAR**

Vice Chair Mandal asked whether staff, the Commission, or anyone in the audience wished to remove or add any items to the consent calendar.

Mr. Lindsay suggested to add Item No. 4 (General Plan Amendment No. GP2007-6, Zone Change No. ZC2007-3, Environmental Assessment No. EA2007-1, Major Tentative Map No. MT08-0003, Site Development Permit No. SZ2007-2) to the consent calendar.

Vice Chair Mandal opened the public hearing on Item Nos. 2 and 4.

There were no speakers from the audience.

Motion to close the public hearing on Item No. 2 and continue Item No. 4 to September 10, 2008.

M/S: Sandhu/Ciardella

AYES: 7

NOES: 0

***2 GENERAL PLAN AMENDMENT NO. GP08-0004 AND ZONING AMENDMENT NO. ZA08-0008:** A request to amend the General Plan land use and Zoning designation for the parcel located at 1425 McCandless Drive from High Density Transit Oriented Residential to High Density Retail-Residential Mixed Use. The purpose of the amendment is to correct an inconsistency with the recently adopted Transit Area Specific Plan. *(Recommendation: Adopt Resolution No. 08-046 recommending approval to the City Council.)*

***4 GENERAL PLAN AMENDMENT NO. GP2007-6, ZONE CHANGE NO. ZC2007-3, ENVIRONMENTAL ASSESSMENT NO. EA2007-1, MAJOR TENTATIVE MAP NO. MT08-0003, SITE DEVELOPMENT PERMIT NO. SZ2007-2:** A request to change the land use and zoning designations of the approximately three-acre project site located at 600 Barber Lane (formerly Billings Chevrolet). The proposed project also involves the redevelopment of the site with an 18-story mixed-use building with an attached 8-level parking garage. The mixed-use building and parking garage is proposed to be approximately 277 and 115 feet in height, respectively. The mixed use building includes 148,805 gross square feet of retail (floors 1-3), 48,960 gross square feet of office (floor 4) and 375 residential condominium units (floors 5-18). The proposed project includes amendments to the City of Milpitas General Plan and Zoning Map. An Environmental Impact Report has been prepared for this project and includes over-riding considerations to adopt. *(Recommendation: Open the public hearing and continue to the September 10, 2008 meeting.)*

IX. PRESENTATION

1. MODIFICATION TO PLANNED ROADWAY SYSTEM IN MIDTOWN SPECIFIC PLAN

Jaime Rodriguez, Traffic Engineer, presented a proposed project which consists of changes to the existing and planned roadway system within the Milpitas Midtown Area, which were described in the Specific Plan EIR as either the existing condition or as proposed mitigation for impacts created by the Specific Plan. These changes include the following: 1) Converting the eastbound Carlo Street onramp at Calaveras Boulevard to an eastbound off ramp. 2) Reducing the number of lanes on Main Street from Abel Street to Great Mall Parkway from five lanes (two lanes in each direction with a center turn lane) to three lanes (one lane in each direction with a center turn lane) and other ancillary changes. Mr. Rodriguez said this was a note receipt and file and no action is necessary.

Vice Chair Mandal asked how the public was notified. Mr. Rodriguez said public agencies were notified about the environmental impact report and a public meeting was held that was noticed in the Milpitas Post and only one person attended.

Commissioner Ciardella asked how the City plans to start construction on the project this winter if they have to put it out to bid. Mr. Rodriguez said the project is ready to go out to bid and the only hold up is receiving the encroachment permit from the state.

Commissioner Galang asked how commuters will be able to travel to Calaveras Blvd. from Main Street if Carlo Street is closed and Mr. Rodriguez explained different routes that commuters could take.

Commissioner Galang asked for clarification on reducing lanes from South Main street from Abel Street to Great Mall Parkway from five lanes to three lanes. Mr. Rodriguez said there are currently five lanes (2 southbound lanes, center lane and 2 northbound lanes) with bike lanes on Main Street between Great Mall Parkway and Abel. The traffic volumes on Main Street are fairly low, and staff is suggesting a lane reduction with the removal of one northbound and one southbound lane to provide for parking on both sides of the street and the bike lanes will be maintained.

Commissioner Sandhu asked if the traffic circulation problem at the Milpitas post office has been taken care of and Mr. Rodriguez said that is a separate issue from this project.

APPROVED
Planning Commission Minutes

August 27, 2008

Vice Chair Mandal noted that this was an informational item only and there is no action necessary.

X. PUBLIC HEARING

3. SITE DEVELOPMENT PERMIT AMENDMENT NO. SA08-0004

Cindy Hom, Assistant Planner, presented a request for site and building modifications to allow the conversion of an existing 199 square feet of an existing covered porch into living space, a 1,175 square feet new basement addition, and renovation of an existing rear yard deck located at 1628 Pebble Beach Court. Ms. Hom recommended to Adopt Resolution No. 08-042 approving the project subject to conditions of approval.

Vice Chair Mandal recalled that there was a fire in that area and asked about the proposed landscaping. Ms. Hom said that when the applicant submits for building permits, they will provide a detailed landscaping plan conditioned per City Council resolution to conform to landscaping and water conservation.

Vice Chair Mandal introduced the applicant.

Tom Hui, 1628 Pebble Beach Court, Milpitas, said he is available to answer any questions.

Vice Chair Mandal asked Mr. Hui what type of landscaping will be provided. Mr. Hui said he will do what he can to prevent a fire hazard and is consulting with the architect. Vice Chair Mandal opened the public hearing.

Jerry Fedor, lives across from the applicant, asked if the trellis will be open so as not to block his view. Ms. Hom said the proposed trellis is nine feet tall and will be open.

Motion to close the public hearing.

M/S: Tabladillo/Sandhu

AYES: 7

NOES: 0

Motion to approve Site Development Permit Amendment No. SA08-0004 subject to the attached Resolution No. 08-042 and conditions of approval.

M/S: Ali-Santosa/Tabladillo

AYES: 7

NOES: 0

**XI.
ADJOURNMENT**

The meeting was adjourned at 7:40 p.m. to the next regular meeting of September 10, 2008.

Respectfully Submitted,

James Lindsay
Planning & Neighborhood
Services Director

Veronica Bejines
Recording Secretary

APPROVED
Planning Commission Minutes
August 27, 2008